

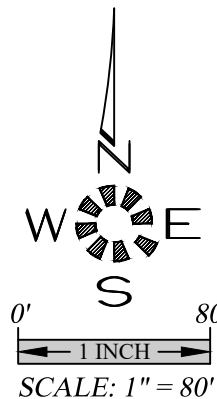
OAK GROVE

SEC. 15, T. 8 S., R. 3 W., W.M.
CITY OF SALEM
MARION COUNTY, OREGON

Owner / Developer:

Dr. Raghu Kamineni

2500 GLENEAGLES RD.
LAKE OSWEGO, OREGON 97034

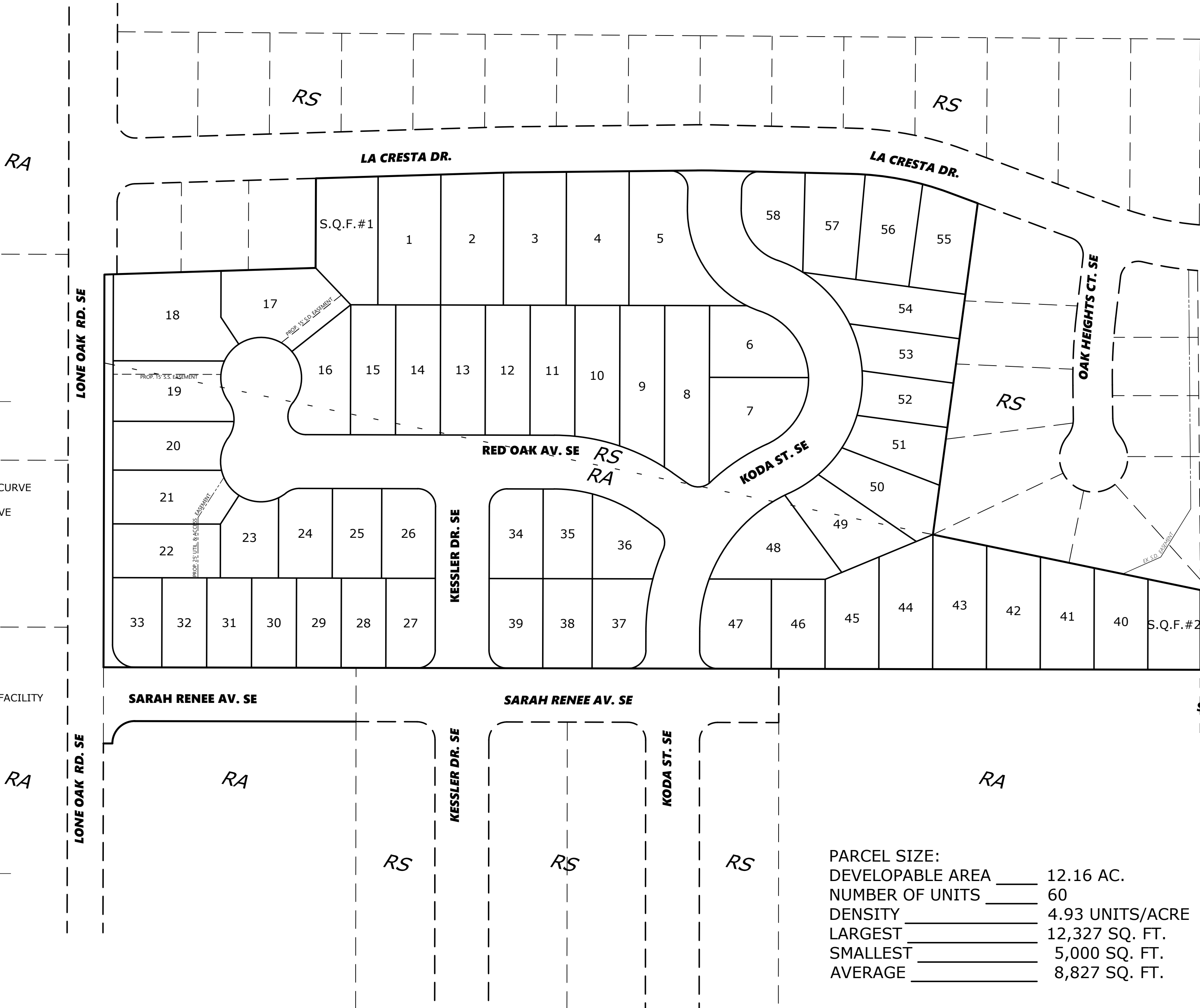


ABBREVIATIONS

A.C.	ASPHALTIC CONCRETE	L.P.	LIGHT POLE
ACMP	ALUMINIZED CMP	M	METER, MAIN
ASSY.	ASSEMBLY	M.H.	MANHOLE
B.O.	BLOW OFF	MTL	METAL
B.F.V.	BUTTERFLY VALVE	O.H.	OVERHEAD
C & G	CURB & GUTTER	PC	POINT OF CURVE
CATV	CABLE TELEVISION	PCC	POINT OF CONTINUING CURVE
C.B.	CATCH BASIN	PED.	PEDESTAL
C.B.C.O.	CATCH BASIN CLEANOUT	PRC	POINT OF REVERSE CURVE
C.B.I.	CATCH BASIN INLET	PROP.	PROPOSED
C.L.	CENTERLINE	PT	POINT OF TANGENCY
CMP	CORRUGATED METAL PIPE	PUB.	PUBLIC
C.O.	CLEANOUT	PUE	PUBLIC UTILITY EASMT.
CONC.	CONCRETE	PVC	POLYVINYL CHLORIDE
CONST.	CONSTRUCT	PVT.	PRIVATE
CPP	CORRUGATED PLASTIC PIPE	P.P.	POWER POLE
D.I.	DUCTILE IRON	P.L.	PROPERTY LINE
DIA.	DIAMETER	R	RADIUS
DWG.	DRAWING	R-	RIM
EASMT.	EASEMENT	RD	ROOF DRAIN
E.G.	EXIST. GRADE / GROUND	R.O.W.	RIGHT-OF-WAY
EOP, E.P.	EDGE OF PAVEMENT	SAN.S. or S.S.	SANITARY SEWER
ELEC.	ELECTRIC	S	SLOPE
ELEV. or EL.	ELEVATION	S.Q.F.	STORMWATER QUALITY FACILITY
EX. or EXIST.	EXISTING	STA.	STATION
FT.	FEET	STD.	STANDARD
F.F.	FINISH FLOOR	STL.	STEEL
F.G.	FINISH GRADE	STM.DRN. or S.D.	STORM DRAIN
F.H.	FIRE HYDRANT	SVC.	SERVICE
F.M.	FORCE MAIN	SW	SIDEWALK
GUT. or GTR.	GUTTER	T.C.	TOP OF CURB
G.V.	GATE VALVE	TEL.	TELEPHONE
IMP.	IMPROVEMENT	TYP.	TYPICAL
INST.	INSERT	U.G.	UNDERGROUND
INV. or I-	INVERT	VL.	VAULT
L	LENGTH, LINE	W.M.	WATER MAIN

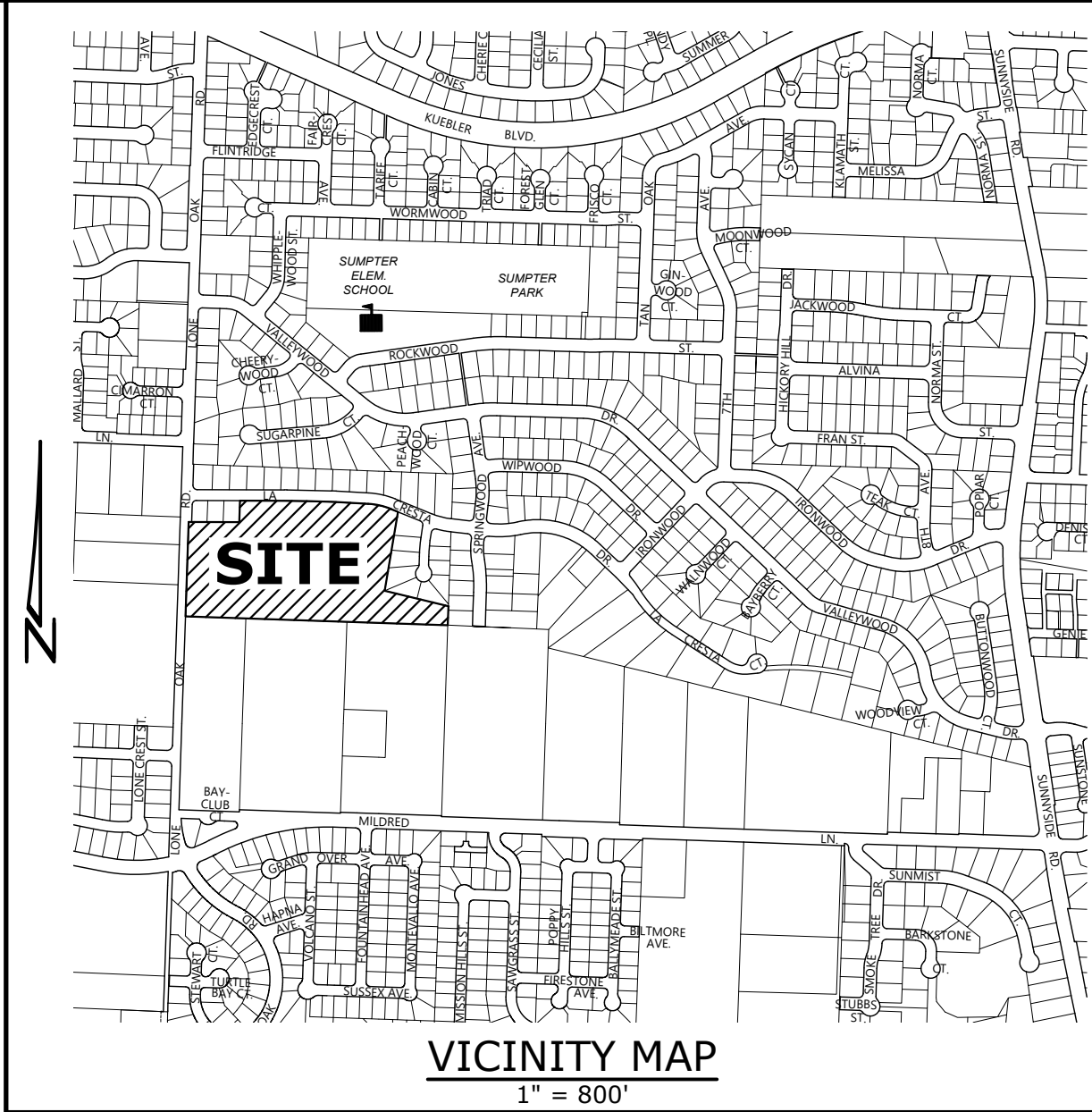
SYMBOLS

EXIST. PROP.	EXIST. PROP.



PARCEL SIZE:
DEVELOPABLE AREA 12.16 AC.
NUMBER OF UNITS 60
DENSITY 4.93 UNITS/ACRE
LARGEST 12,327 SQ. FT.
SMALLEST 5,000 SQ. FT.
AVERAGE 8,827 SQ. FT.

UTILITIES:
CABLE COMCAST CABLE SERVICES
POWER P.G.E.
PHONE CENTURY LINK
GAS N.W. NATURAL
STORM DRAIN, CITY OF SALEM
SANITARY SEWER,
WATER.



B.M. 541.24
CITY OF SALEM BENCHMARK. A 2 INCH
ALUMINUM DISK SET IN CURB AT THE S.E.
CORNER OF MILDRED LN. S.E. & SAWGRASS
LN. S.E. (DATUM: NGVD 29)



COVER SHEET

OAK GROVE

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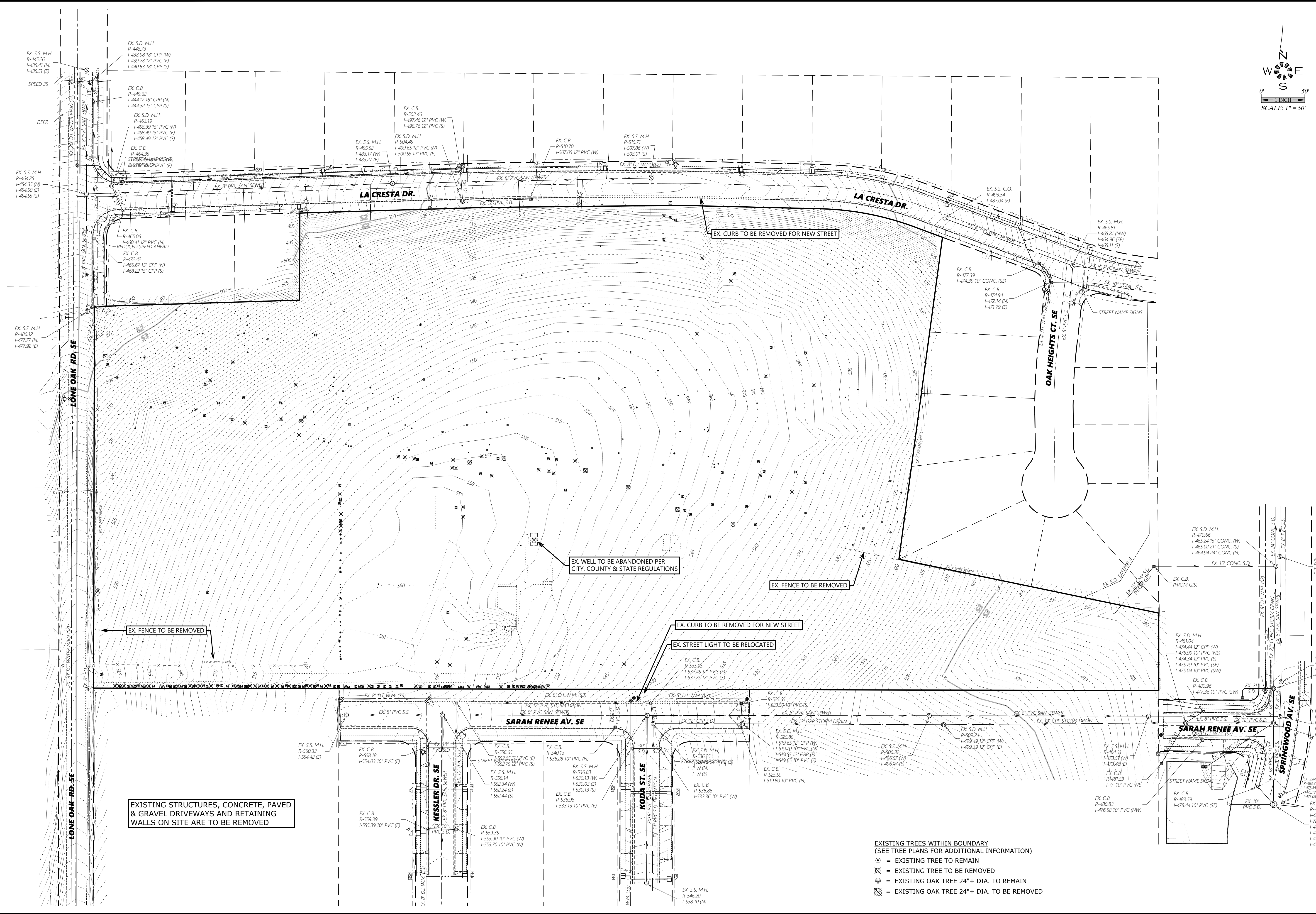
SHEET INDEX

SHEET P1	COVER SHEET
SHEET P2	EXISTING CONDITIONS PLAN
SHEET P3	UTILITY PLAN
SHEET P4	STREET PLAN KODA ST.
SHEET P5	STREET PLAN WHITE OAK AV.
SHEET P6	STREET PLAN RED OAK ST.
SHEET P7	STREET PLAN SARAH RENEE AV.
SHEET P8	STREET PLAN LONE OAK RD.
SHEET P9	LOT GRADING PLAN
SHEET P10	LOT LAYOUT PLAN
SHEET P11	TREE CONSERVATION OVERALL PLAN
SHEET P12	TREE CONSERVATION N.W. QUADRANT
SHEET P13	TREE CONSERVATION N.E. QUADRANT
SHEET P14	TREE CONSERVATION S.W. QUADRANT
SHEET P15	TREE CONSERVATION S.E. QUADRANT



JOB # 7154

P1



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EXISTING CONDITIONS PLAN

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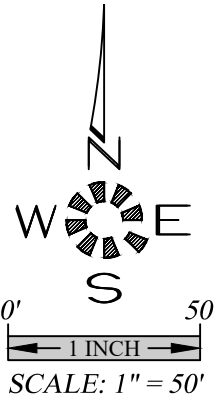
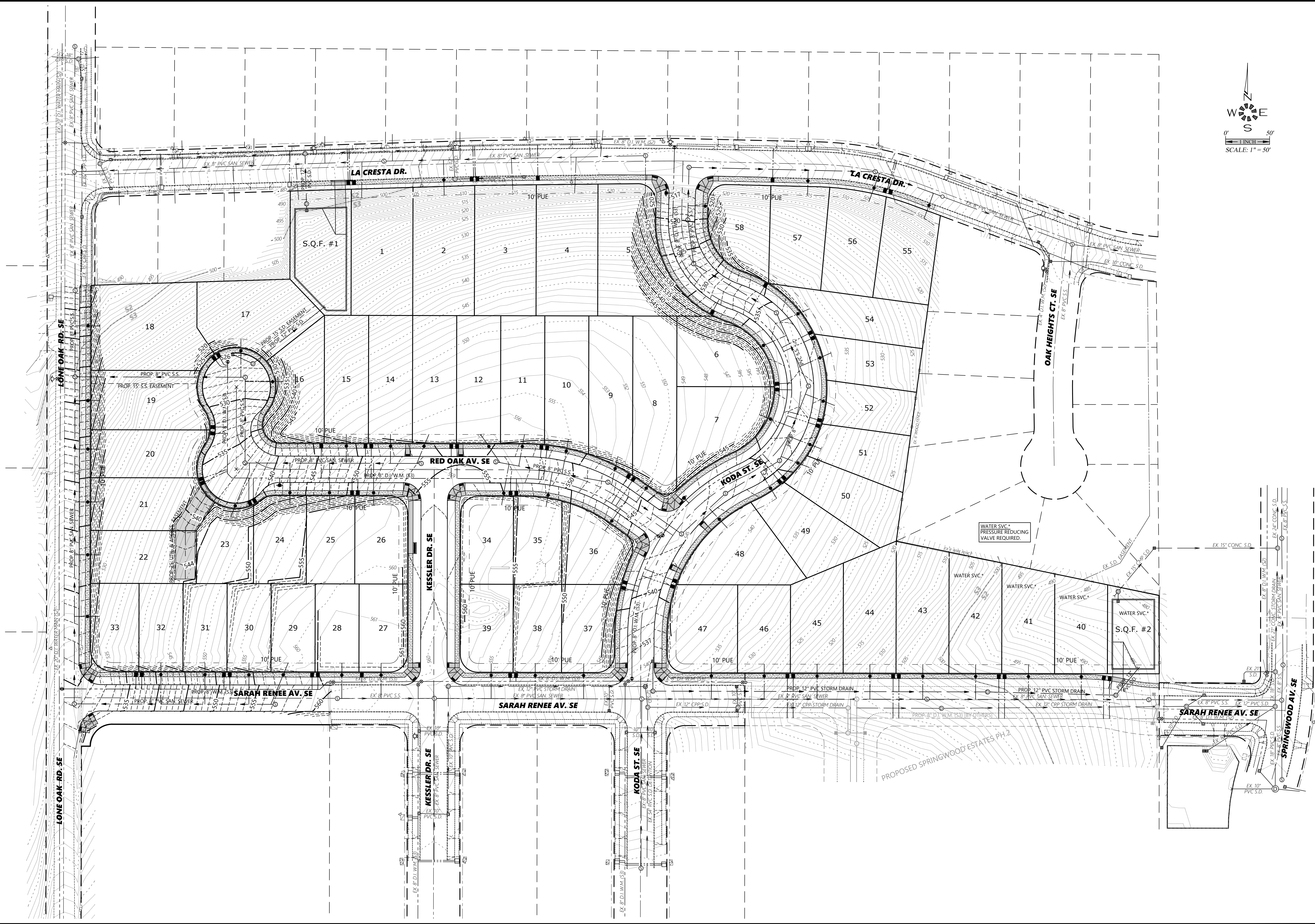
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JOB # 7154

P2

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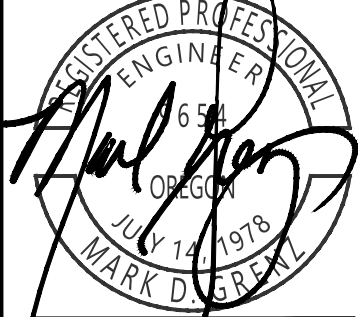


UTILITY PLAN

OAK GROVE

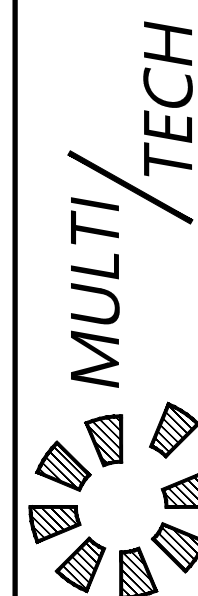
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LOT LAYOUT PLAN

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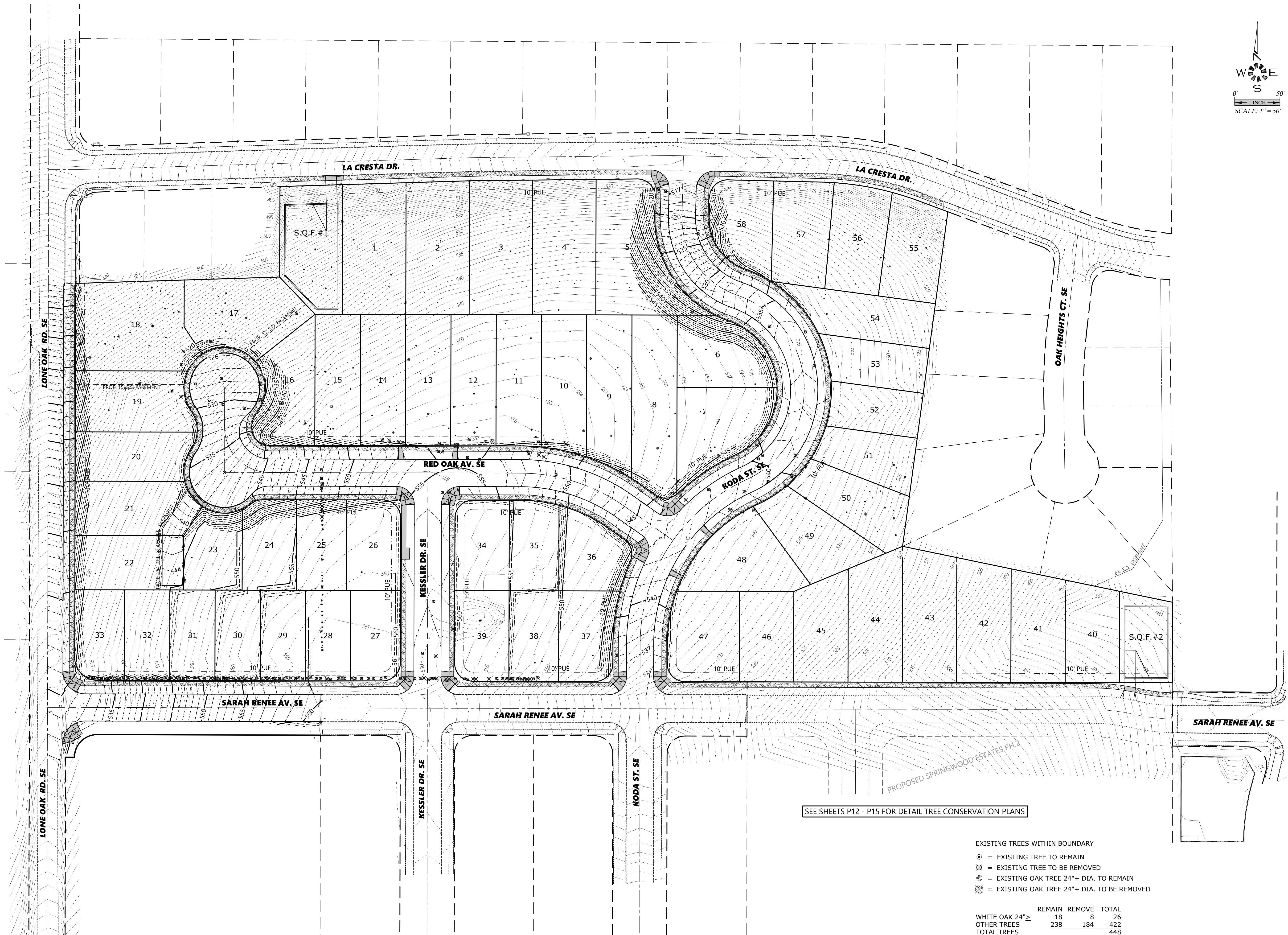


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JOB # 7154

P10

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TREE CONSERVATION
OVERALL PLAN

OAK GROVE

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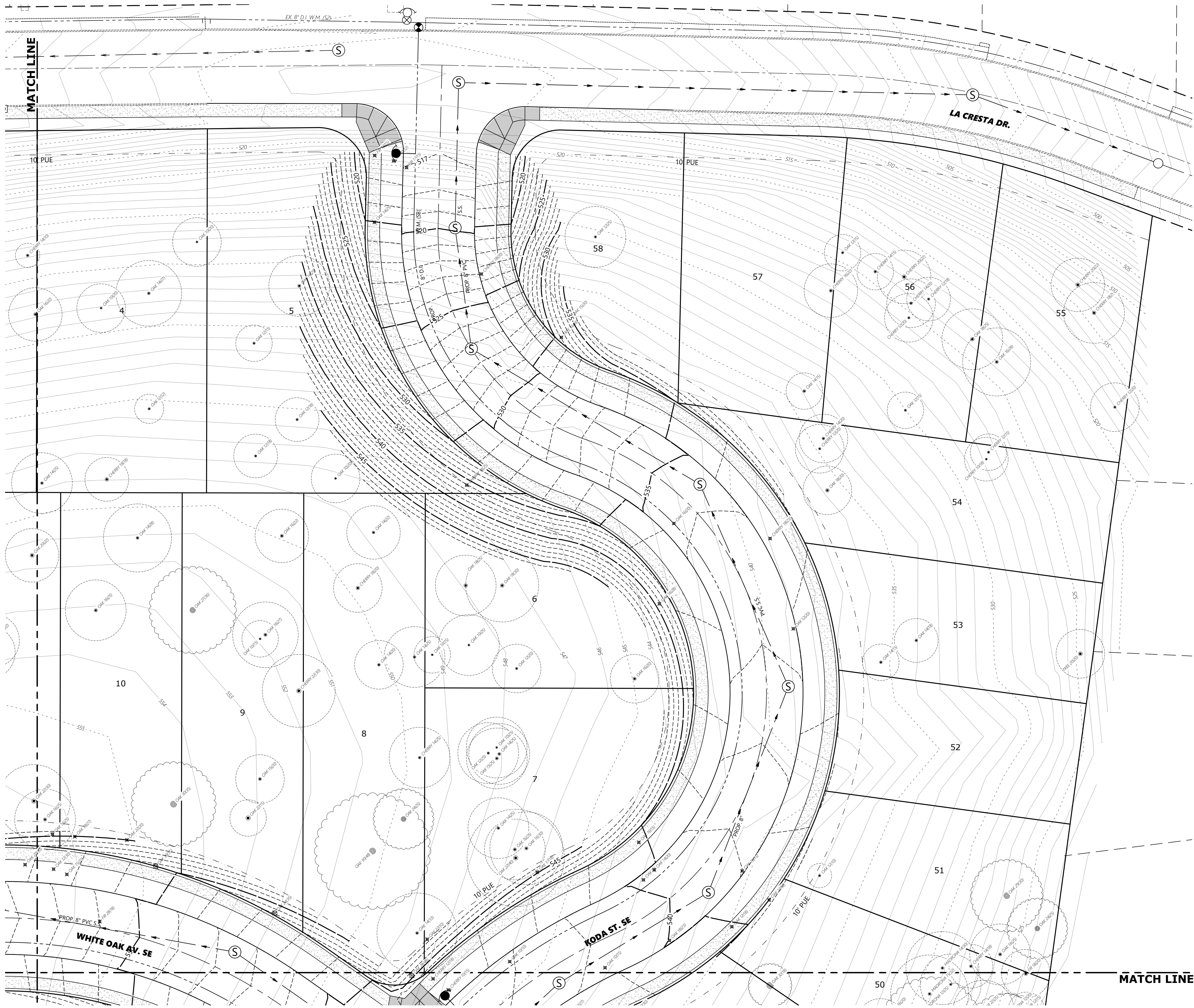
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Design: M.D.G.
Drawn: D.G.G.
Checked: J.J.G.
Date: JUNE 2021
Scale: AS SHOWN
As-Built: _____

REGISTERED PROFESSIONAL
ENGINEER
MARK D. GREGG
JULY 4, 1978
OR 000001
EXPIRES: 06-30-2021

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P11

J:\7154\7154-LunaOak(S20)\Draw - 20\7154p.dwg P13-PREL 12/1/2021 10:57:10 AM 55x14



EXISTING TREES WITHIN BOUNDARY

○

= EXISTING TREE TO REMAIN

⊗

= EXISTING TREE TO BE REMOVED

⊙

= EXISTING OAK TREE 24"+ DIA. TO REMAIN

⊗

= EXISTING OAK TREE 24"+ DIA. TO BE REMOVED

TREE 00(00)

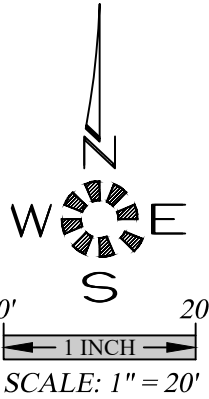
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|

DRIP LINE (FEET)

TRUNK DIA. (INCHES)

	REMAIN	REMOVE	TOTAL
WHITE OAK 24"≥	18	8	26
OTHER TREES	238	184	422
TOTAL TREES			448



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N.E. QUADRANT

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71540 P13-TREE

Design: M.D.G.

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Checked: J.J.G.

Date: JUNE 2021

Scale: AS SHOWN

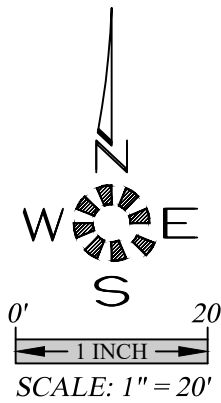
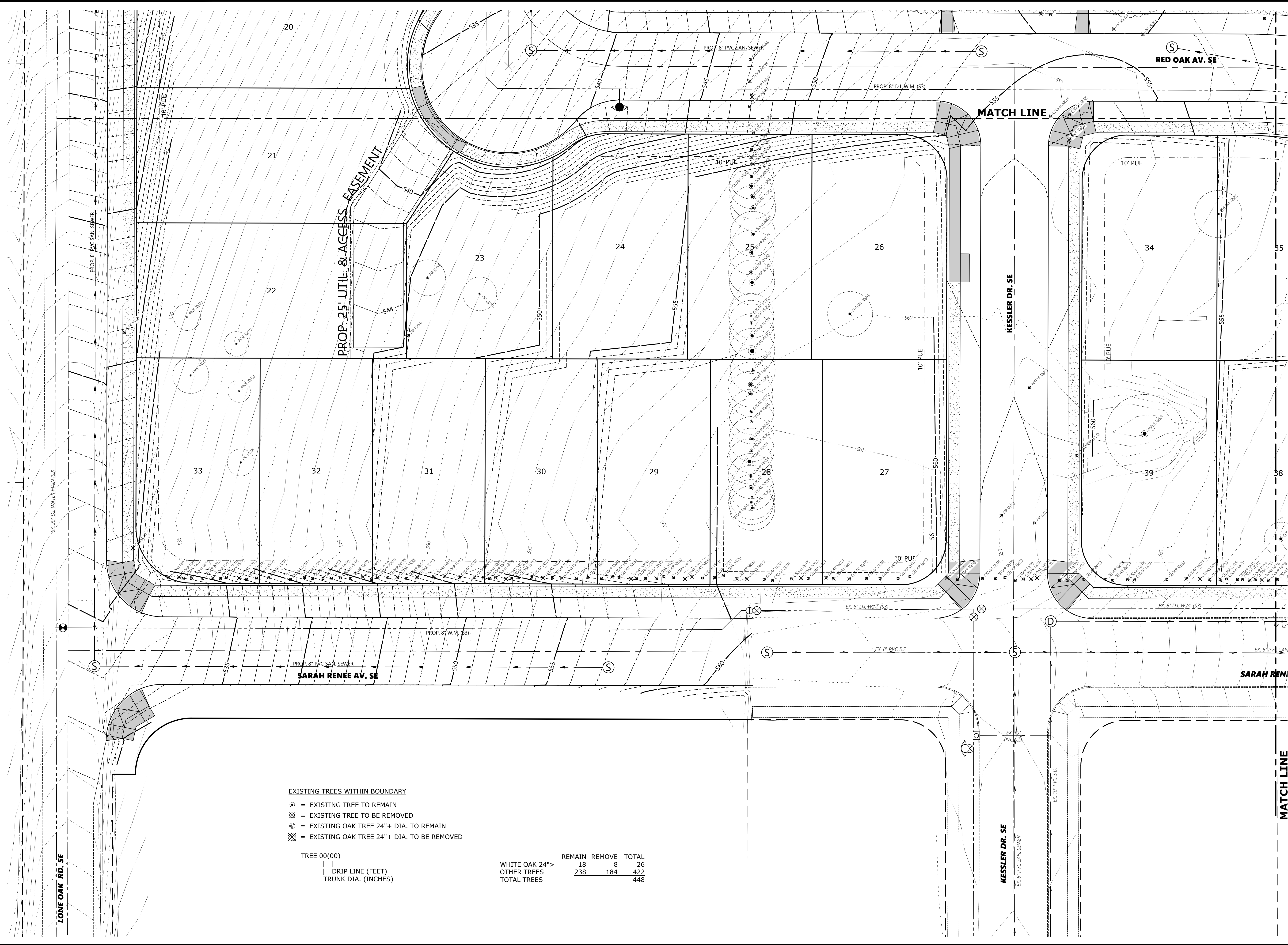
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REGISTERED PROFESSIONAL ENGINEER
P.E. 6818
JUL 14, 1978
MARK D. LANE

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P13



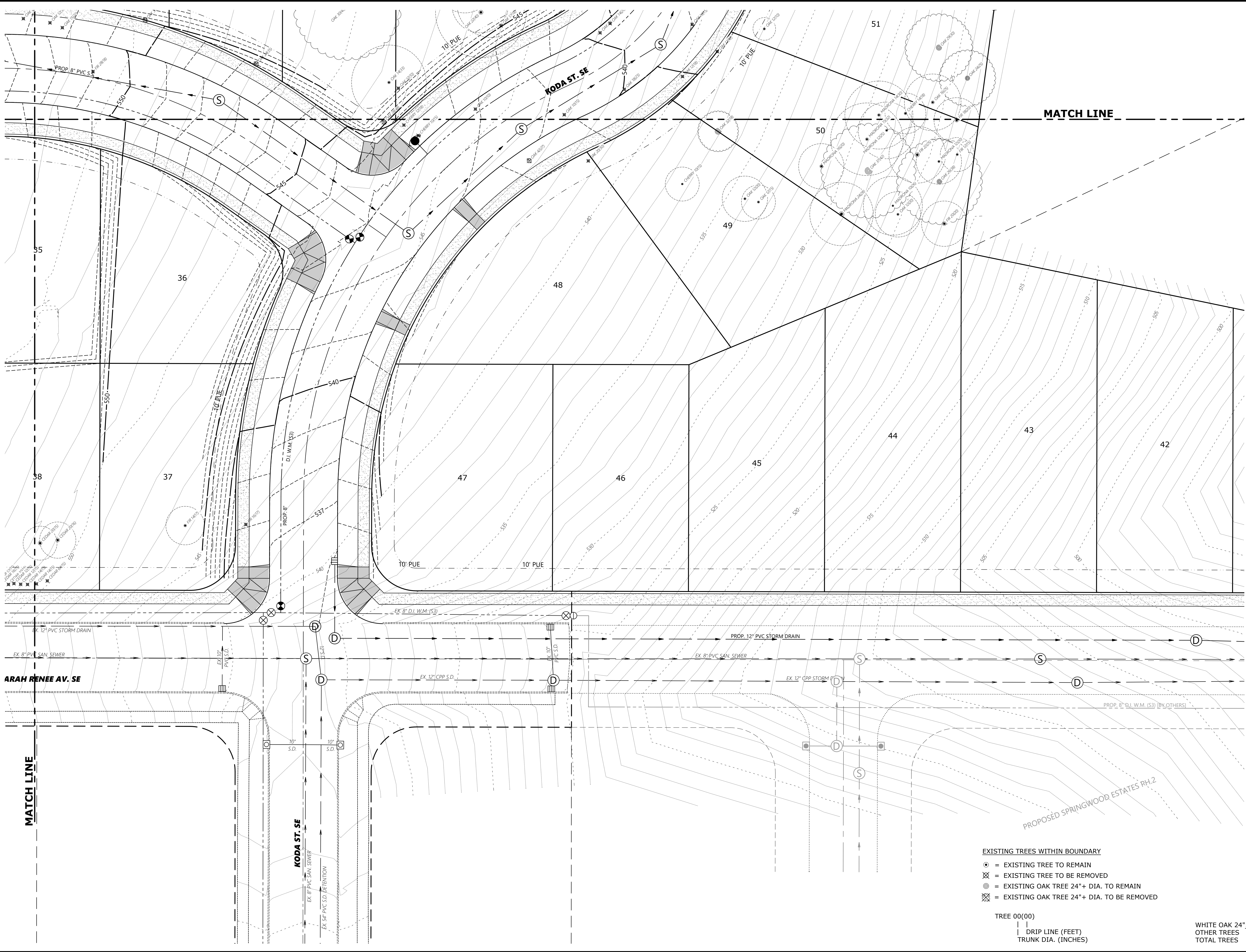
**TREE CONSERVATION
S.W. QUADRANT**

OAK GROVE

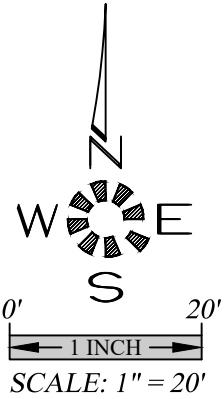
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71540 P14-TREE
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Drawn: D.G.G.
Checked: J.J.G.
Date: JUNE 2021
Scale: AS SHOWN
As-Built: ----

REGISTERED PROFESSIONAL
ENGINEER
MARK D. GRAYSON
JULY 14, 1978
EXPIRES: 06-30-2021
JOB # 7154
P14



NO EXISTING TREES EAST OF HERE



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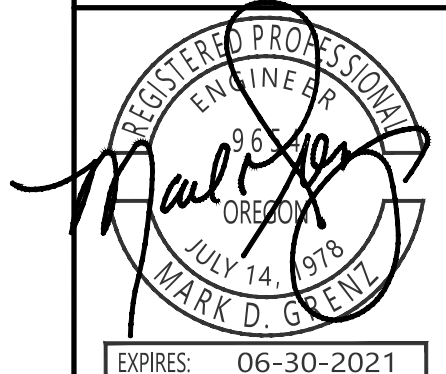
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TREE CONSERVATION
S.E. QUADRANT

OAK GROVE

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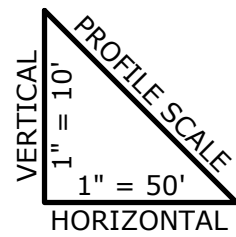
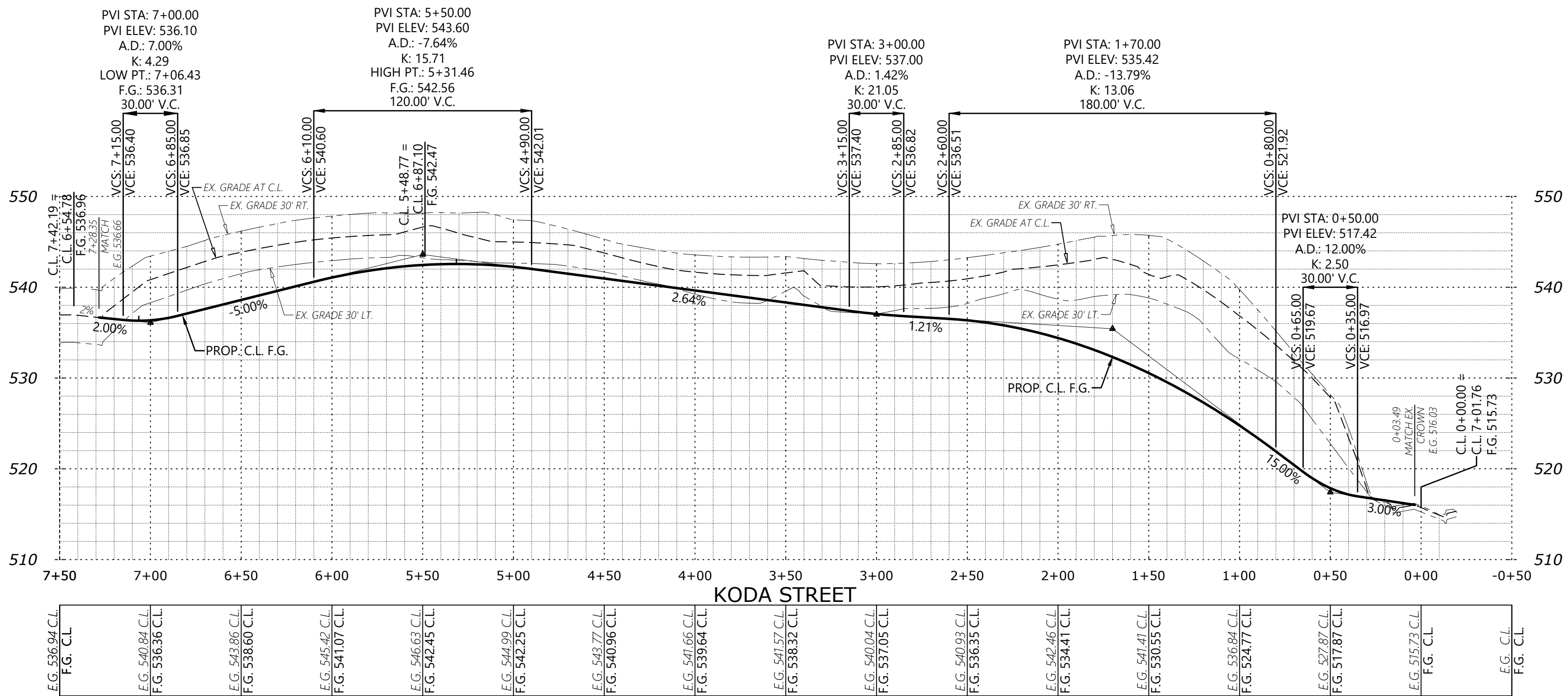
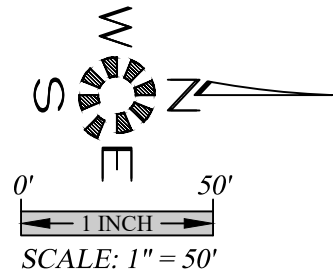
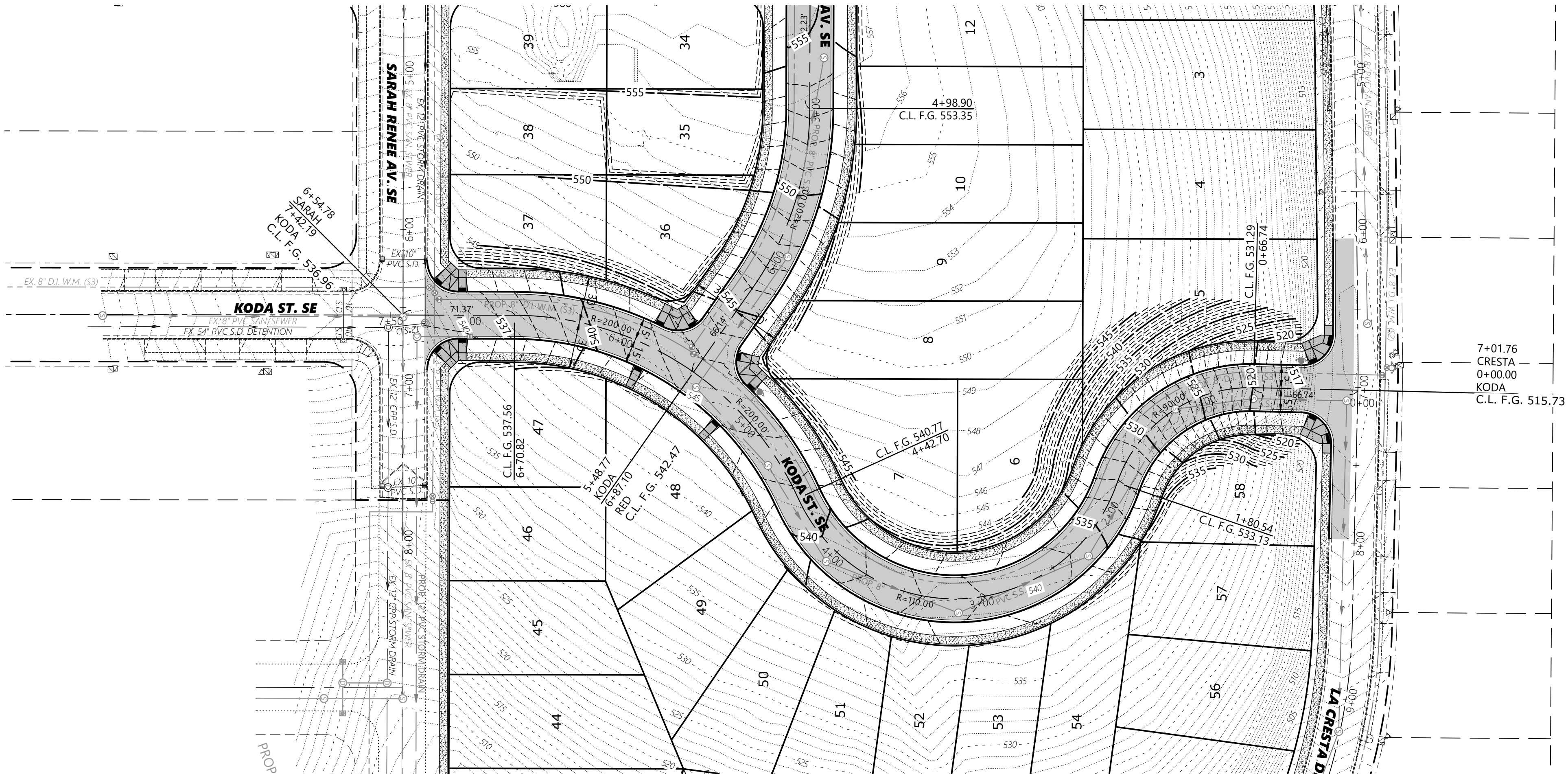
P15

- EXISTING TREES WITHIN BOUNDARY
- = EXISTING TREE TO REMAIN
 - ⊗ = EXISTING TREE TO BE REMOVED
 - ⊙ = EXISTING OAK TREE 24"+ DIA. TO REMAIN
 - ⊗ = EXISTING OAK TREE 24"+ DIA. TO BE REMOVED

TREE 00(00)
| |
| | DRIP LINE (FEET)
| | TRUNK DIA. (INCHES)

	REMAIN	REMOVE	TOTAL
WHITE OAK 24"≥	18	8	26
OTHER TREES	238	184	422
TOTAL TREES			448

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STREET PLAN

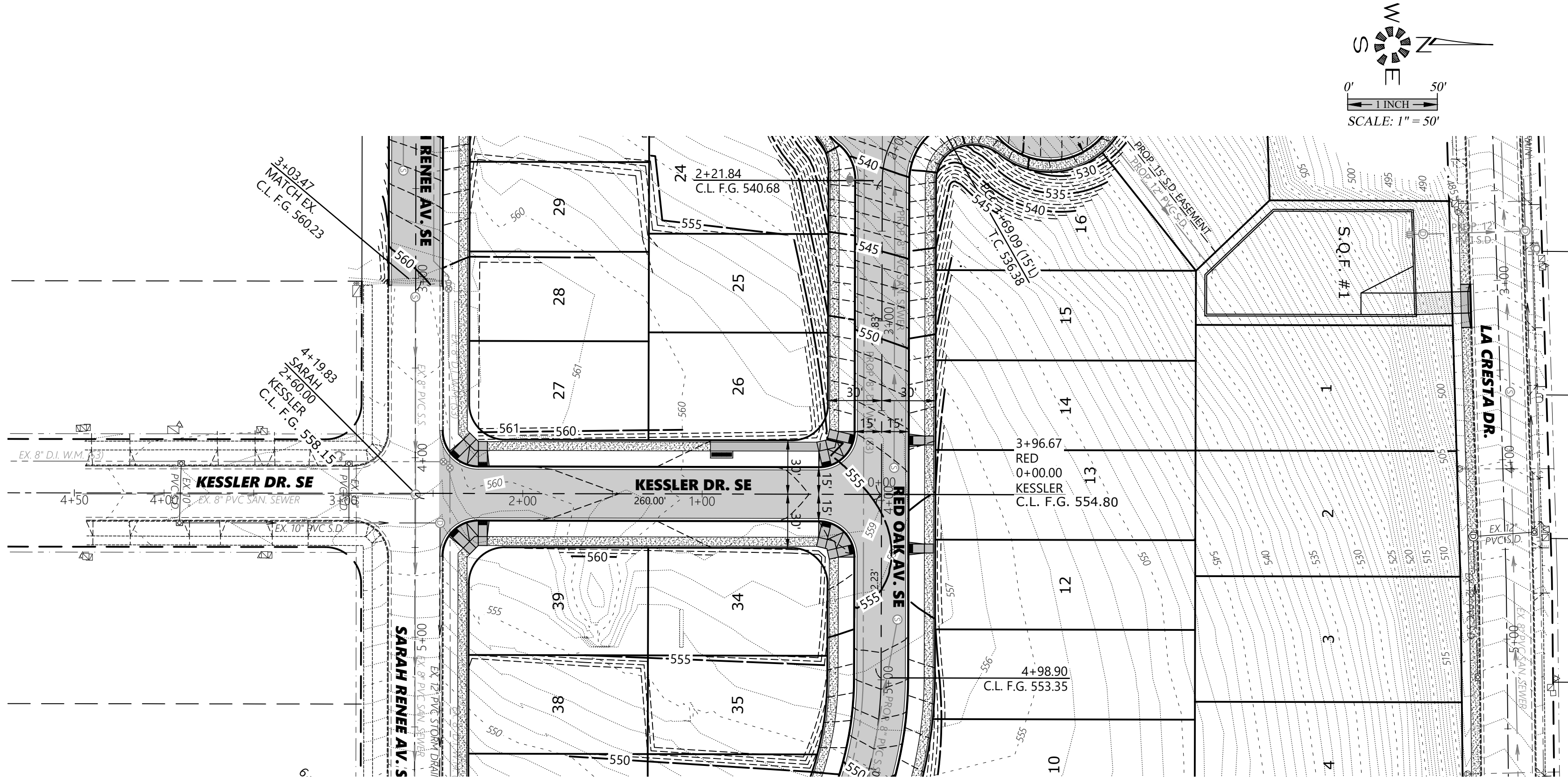
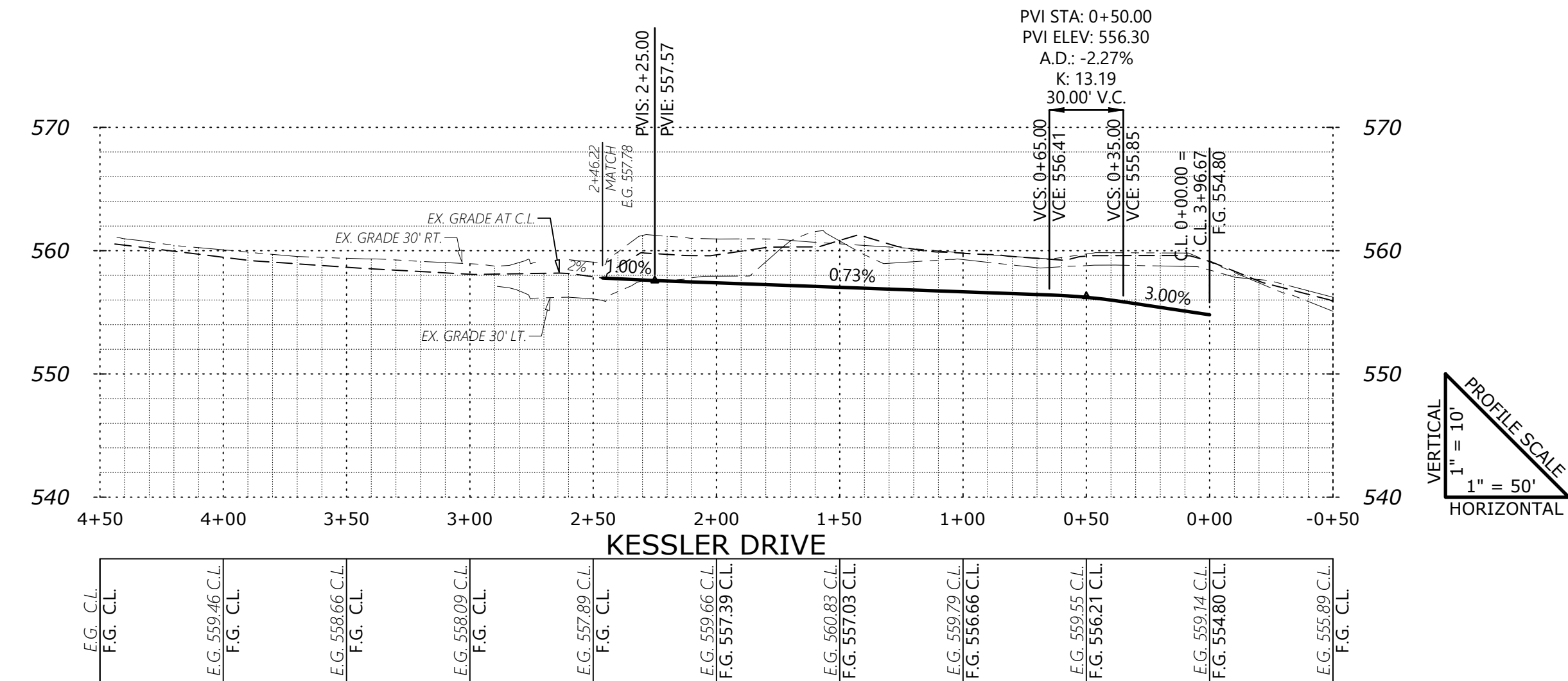
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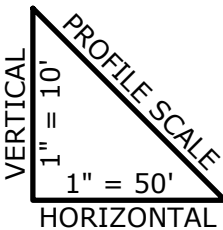
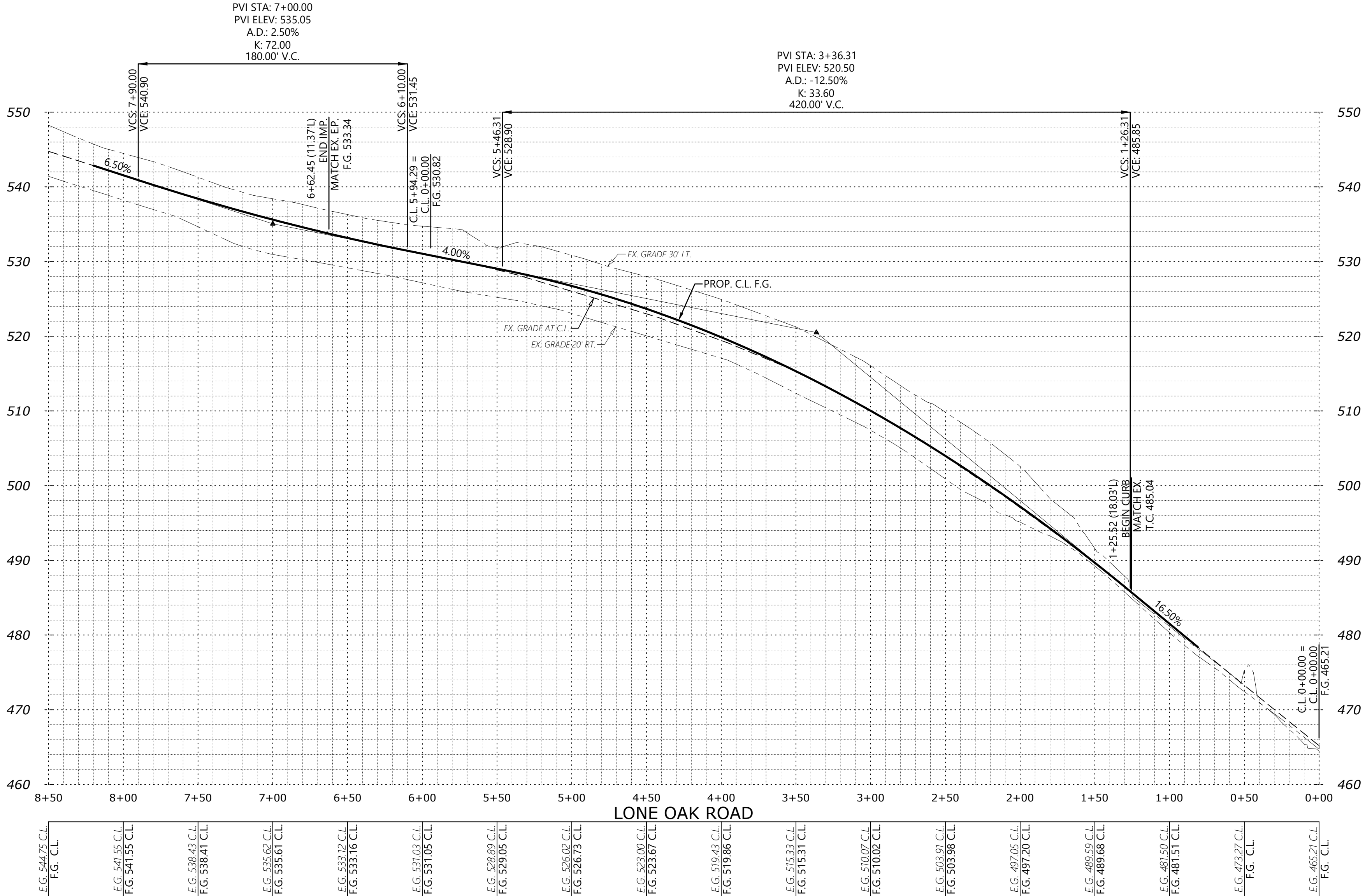
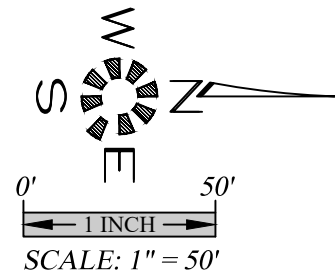
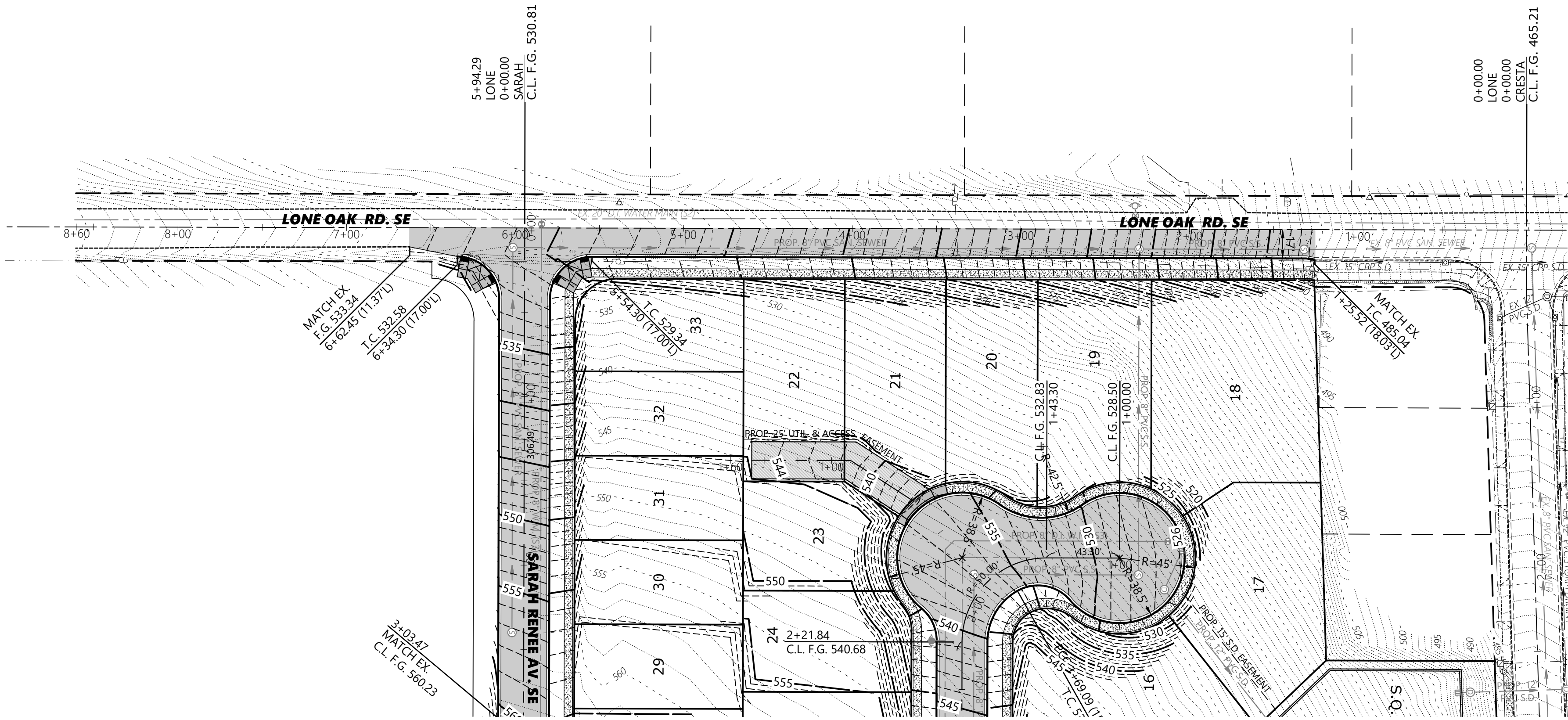
JOB # 7154

P6

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STREET PLAN

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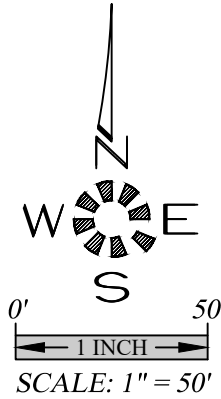
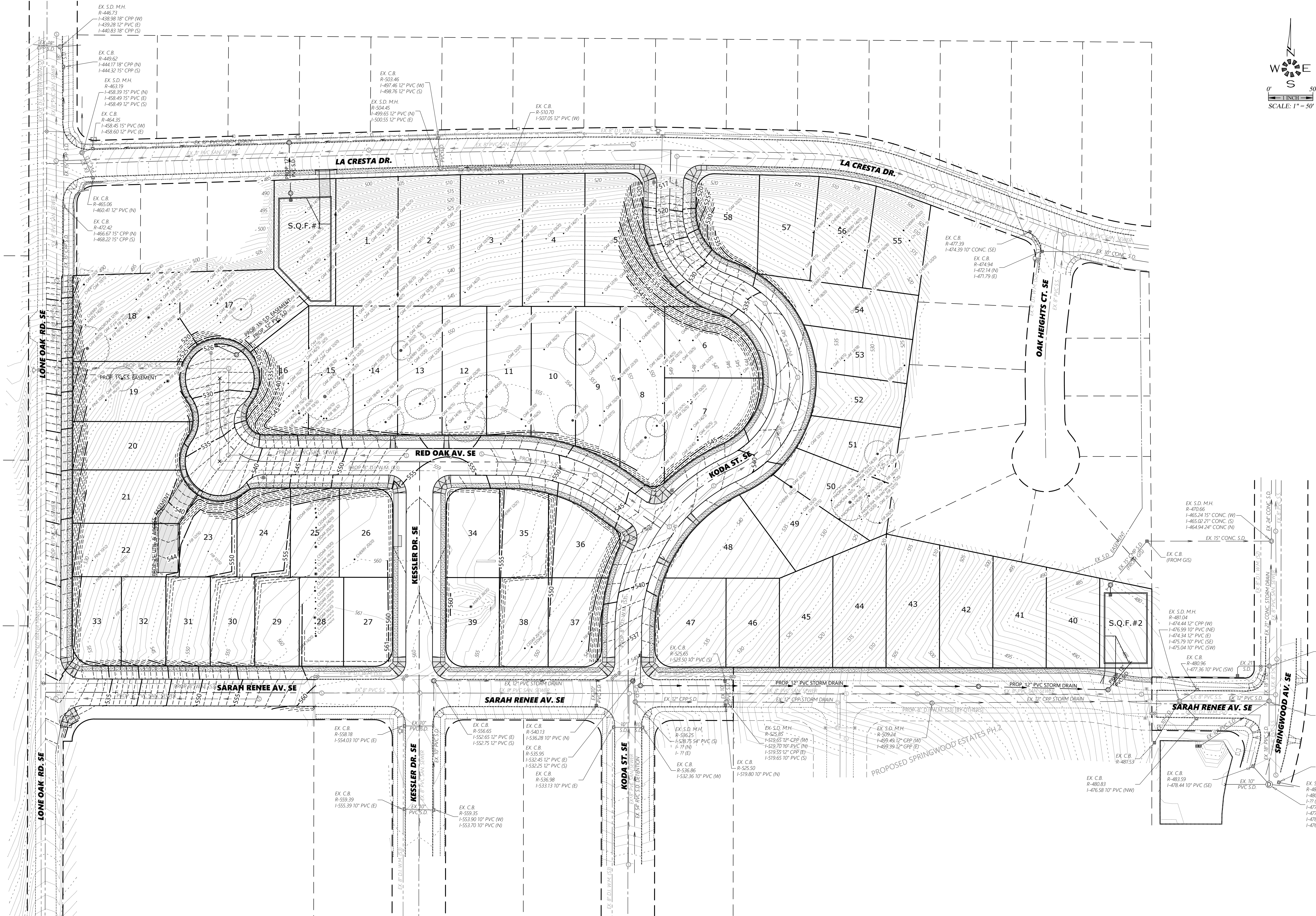
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LOT GRADING PLAN

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